



910 UNION AVENUE
BOULDER, COLORADO



Style.....	Contemporary Farmhouse
Construction	Wood Frame / Beam
Builder	www.TreelineHomes.com
Bedrooms.....	4
Office / Hobby.....	2
Bathrooms.....	4
Garage	1 Car Detached
Total Square Feet	2,800
Finished Square Feet	2,800
Lot Size	7,365 square feet
Heating	In Floor Hot Water Radiant
Cooling.....	Central Air Conditioning
Year Built.....	2005
Taxes.....	\$5,812/ 2009

GENERAL HOME SPECIFICATIONS

Floors	3” Thick Concrete with Integrated Color on Main
.....	Wool Rugs in Bedrooms
.....	Sustainably Harvested Bamboo Flooring on Upper Level
Porch / Decks.....	Multiple Decks
.....	Concrete Outdoor Sitting Areas
Roof	Standing Seam Metal Roof
Amenities	Walk to Neighborhood Parks
.....	Walk to Wonderland Trail System
.....	Walk To Lucky’s Market Shopping
.....	Steps to Skip Bus Route
Schools.....	Foothill Elementary
.....	Centennial Middle School
.....	Boulder High School
Price	\$1,125,000

PRIMARY ROOM DIMENSIONS FIRST FLOOR

Room	Flooring	Size
Living Room	Concrete	11 x 23
Dining	Concrete	9 x 17
Kitchen	Concrete	10 x 16
Laundry / Mud Room ...	Concrete	7 x 8
Den / Bedroom #4	Concrete	11 x 13
Bathroom.....	Concrete	Three-quarter

PRIMARY ROOM DIMENSIONS SECOND FLOOR & ADDITIONAL

Room	Flooring	Size
Master Bedroom	Wood	11 x 13
Master Bathroom	Tile.....	Full
Bedroom #2	Wood	11 x 14
Bedroom #3 (upper)	Wood	13 x 13
Library	Wood	5 x 8
Studio Main Floor	Concrete	15 x 22
Studio Upper Level	Wood	11 x 13
Studio Bathroom	Tile.....	Full

ENVIRONMENTALLY FRIENDLY / SUSTAINABLE FEATURES



- > Reclaimed lumber and siding
(source: Boulder Colorado, Rural Wyoming)
- > Use of “standing dead” Douglas Fir timbers
(source: Montana forest fire)
- > Use of “beetle kill” Lodge Pole Pine siding
(source: Grand County, Colorado)
- > Plantation grown, sustainably harvested Mangaris decking
(source: Brazil)
- > Sustainably harvested bamboo flooring (source: China)
- > Elimination of all PVC products
- > Recycled cast iron drain, waste, and vent plumbing
- > Use of hypo-allergenic drywall compound (air quality)
- > No carpet (air quality) wool rugs only
- > Elimination of basement
(prevent disruption of the land’s natural water table)
- > Minimized building footprint & eliminated hard surface driveway which minimizes impervious surfaces for storm water absorption
- > Drip irrigation system for landscaping
- > Passive solar design
- > Elimination of sod / use of xeriscape and native plants
- > Use of oriented strand board
(harvested from fast-growing farm trees)
- > Use of engineered lumber
(harvested from small-diameter, plantation trees)
- > Use of FSC-rated sustainably harvested framing lumber
- > On-demand hot water lines to all bathrooms and kitchen
- > 93% high efficiency boiler for in-floor radiant heating and domestic hot water
- > Use of compact fluorescent bulbs
- > Dimmers used for incandescent lighting
- > Energy Star rated appliances
- > Double-Glazed low E wood windows
- > Entire building envelope insulated with toxic-free expanding urethane foam
- > All mid-floors and interior walls insulated with natural cotton-fiber insulation
- > Indoor/outdoor exchange air ventilation system for superior indoor air quality
- > Infrastructure support for alternative fuel vehicle use
- > Elimination of volatile organic compounds (VOC’s) in all paint and stain finishes
- > Water-based toxic free tile, concrete, bamboo floor finishes
- > Elimination of all particle board in home
(used solid wood and wheat board)
- > Elimination of all medium density fiberboard made with urea-formaldehyde

- >> VAULTED, MIXED GRAIN FIR T&G CEILINGS
- >> 3" CONCRETE, INTEGRATED COLOR FLOOR
- >> 10" X 10" EXPOSED DOUGLAS FIR BEAMS
- >> THREE PAIR 8' FRENCH DOORS OPENING TO LARGE BACKYARD AND PATIO
- >> RETRACTABLE SCREEN DOOR
- >> BUILT-IN MEDIA SYSTEM
- >> FLOODED IN NATURAL LIGHT
- >> CLEAR VERTICAL GRAIN FIR WINDOW CASINGS WITH ALUMINUM CLAD WINDOWS
- >> CUSTOM ROLLED FABRIC WINDOW TREATMENTS



LIVING ROOM



- >> CUSTOM BUILT-IN SHELVING
- >> 3" CONCRETE, INTEGRATED COLOR FLOOR
- >> DESIGNER CHANDELIER
- >> CUSTOM ART NICHES
- >> WARM PAINT COLORS



DINING ROOM



- >> ALDER, CHOCOLATE STAINED CABINETS
- >> ABSOLUTE BLACK HONED GRANITE COUNTER TOPS
- >> KITCHEN APPLIANCES
 - SUB ZERO REFRIGERATOR
 - VIKING 4 BURNER GAS RANGE/OVEN
 - DOWNDRAFT VENT
 - BOSCH DISHWASHERS
 - DACOR WALL OVEN
- >> EXTRA DEEP FARM SINK WITH JADO FIXTURES
- >> BREAKFAST BAR
- >> COPPER, PENDANT LIGHTING
- >> 3" CONCRETE, INTEGRATED COLOR FLOOR

KITCHEN



- >> FLEXIBLE OFFICE, HOBBY PLAY ROOM SPACE
- >> 3" CONCRETE, INTEGRATED COLOR FLOOR
- >> FRENCH DOORS
- >> MANY WINDOWS FOR NATURAL LIGHT
- >> ROLLING LADDER IN LIBRARY
- >> BAMBOO FLOORS IN LIBRARY
- >> WROUGHT IRON RAILINGS ON LANDING
- >> CUSTOM BUILT-IN BOOKSHELVES



OFFICES/LIBRARY



- >> VAULTED CEILINGS
- >> WALK-IN CLOSET WITH CUSTOM BUILT-INS
- >> BAMBOO FLOORS
- >> MUNICA CEILING FAN
- >> REJUVENATION OIL RUBBED BRONZE DOOR HARDWARE THROUGHOUT



MASTER RETREAT



- >> BAIN ULTRA SOAKING TUB
- ITALIAN TRAVERTINE MARBLE SURROUND
- RADIANT HOT WATER HEAT
- >> RECLAIMED DOUGLAS FIR COUNTER
- WITH GLASS TOP
- >> DURAVIT SINK WITH KOHLER FIXTURES
- >> TRAVERTINE MARBLE SHOWER SURROUND
- WITH RECESSED WALK-IN SHOWER
- >> HANS GROHE SHOWER FIXTURE WITH
- RAIN SHOWER HEAD
- >> TOTO TOILETS
- >> BAMBOO MIRROR SURROUND
- >> CUT SANDSTONE TILE FLOOR
- >> CUSTOM VANITY & CABINET



MASTER BATH



LARGE SECOND FLOOR BEDROOM

- >> WALK-IN CLOSET WITH ORGANIZERS
- >> CUSTOM BUILT-INS
- >> BAMBOO FLOORING
- >> SCONCE LIGHTING

THIRD FLOOR BEDROOM

- >> VAULTED CEILINGS
- >> BUILT-IN CABINETS
- >> STORAGE CLOSET
- >> BAMBOO FLOORING
- >> T&G CEILING
- >> DESIGNER LIGHTING
- >> PRIVATE DECK WITH FLATIRON VIEWS

SECONDARY BEDROOMS



>> BARN WOOD SIDING GARAGE / STUDIO
FLEXIBLE WORK SPACES
RADIANT HEAT
WORKSHOP WITH BUILT-IN SHELVING
CORRUGATED TIN ROOF
3/4 BATHROOM

Upon Buyer request, owner will reclaim lower studio space for the purpose of a more functional garage.



DETACHED STUDIO



- >> LOCATED WITHIN WALKING DISTANCE TO WONDERLAND LAKE AND FOOTHILLS PARK
- >> COVERED WRAP AROUND FRONT PORCH
- >> LARGE CONCRETE BACK PATIO
- >> FLATIRON AND FOOTHILLS MOUNTAIN VIEWS
- >> EXTENSIVE PROFESSIONAL, XERISCAPE LANDSCAPING
- >> VARIETY OF TREES
- >> RAISED GARDEN BEDS
- >> PRIVATE FENCED BACKYARD
- >> GRANITE ROCK WALLS AND ACCENTS
- >> IRRIGATION / DRIP SYSTEM
- >> 1/2 ROUND GALVANIZED GUTTERS

LANDSCAPING & OUTDOOR SPACE





FINISH DETAILS





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